



Building plot with planning permission for 146 sq m, three bedroom dwelling

Plot at Walnut Tree Cottage, The Street, High Easter, Chelmsford

Offers in excess of £400,000 Freehold

Planning permission granted under UTT/22/0633/FUL • Attractive Essex village location • Located between Chelmsford city and Bishop's Stortford • Surrounding countryside with miles of footpaths and bridleways • Some groundworks already commenced

Local Information: Great Dunmow: 5.2 miles, Felsted School: 6.5 miles, Stansted Airport: 11.4 miles (Stansted Express rail service to London), Bishop's Stortford: 15.5 miles (rail service to London and Cambridge), Chelmsford: 11.6 miles. All distances approximate.

The site at Walnut Tree Cottage is situated in the pretty village of High Easter between Chelmsford and Great Dunmow. To the north is the market town of Great Dunmow, which provides a good range of shops, restaurants and a local school. Bishop's Stortford and Chelmsford are equal distance, providing a more comprehensive range of shopping, educational and recreational facilities with their respective rail services providing access to London. There are schools for all ages in all three locations and private schools at Felsted and Chelmsford.

For the commuter there is a rail service from Chelmsford, Bishop's Stortford and Harlow, with access points to the M11 at Harlow (Junction 7) and to the north there is good access to the A120 which connects with Bishop's Stortford and Braintree. Stansted Airport is about 10 miles away and Canary Wharf is approximately 37 miles away.

Planning: The site, which once had a small cottage which has now been demolished, has

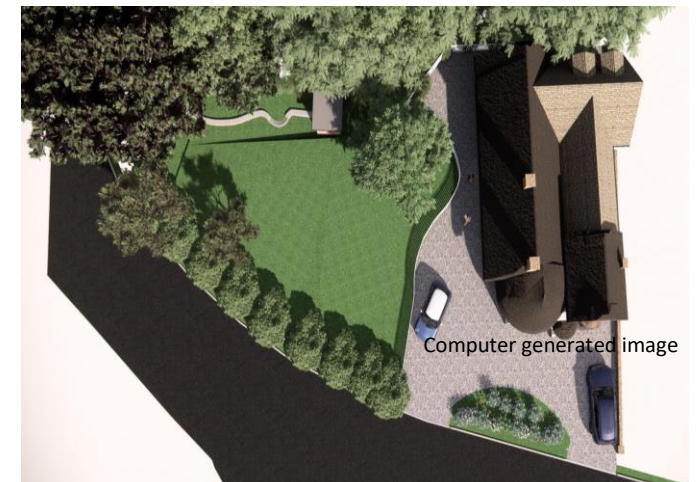
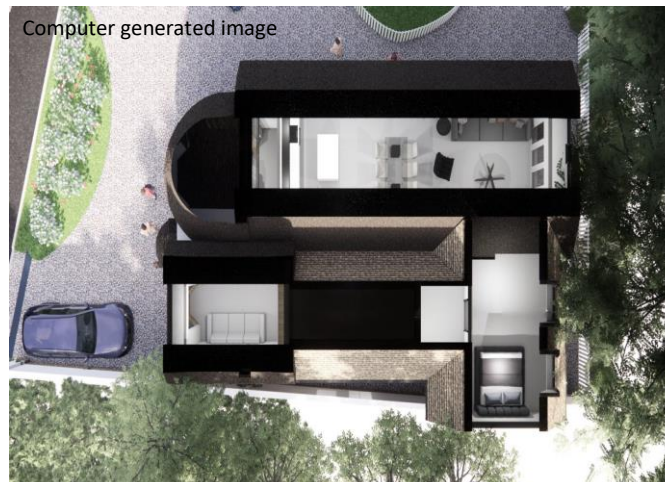
received planning permission for a replacement dwelling under Uttlesford planning No UTT/22/0633/FUL. The planning permission provides for a partial two storey, three bedroom home extending to about 146 sq m, which is situated at the northern edge of the plot and overlooks the south-facing, mature gardens which adjoin woodland. The planning permission provides accommodation predominantly on the ground floor, which includes a large south-facing kitchen/living room, a separate dining room, a utility room, two ground floor bedrooms (one with en suite). To the first floor a third bedroom with woodland views.

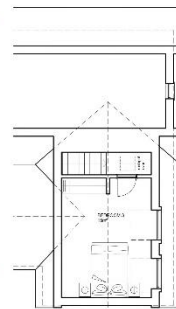
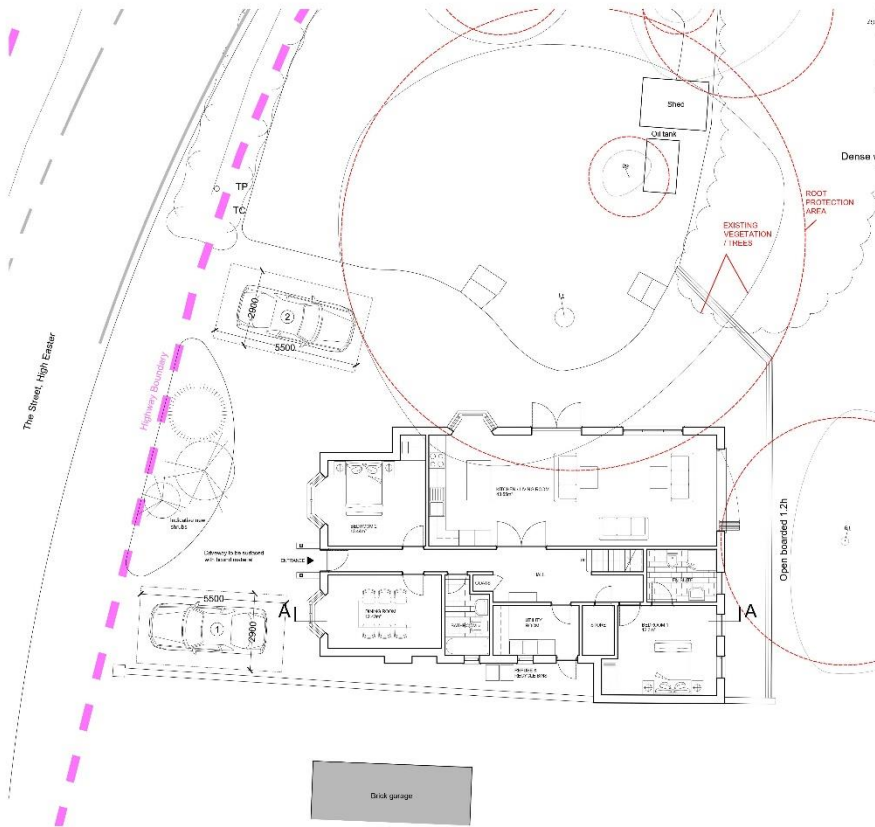
Services: It will be the responsibility of the purchaser to install/connect services to the new dwelling. Please note there is no gas in the village. There is electricity on the site and also an oil tank and supply line.

Local Authority: Uttlesford District Council.

Agent's Notes: We understand most of the foundations have been laid. A red brickwork wall the complete length of the property has been built. An oak fence has been fitted round the boundary. There are some pallets of bricks for the next purchaser to use. Images are computer generated.

Viewing: Please note the site is boarded and padlocked and any viewers wishing to walk the boundaries, should contact Savills Chelmsford office for an appointment. Telephone: +44 (0) 1245 293 233.

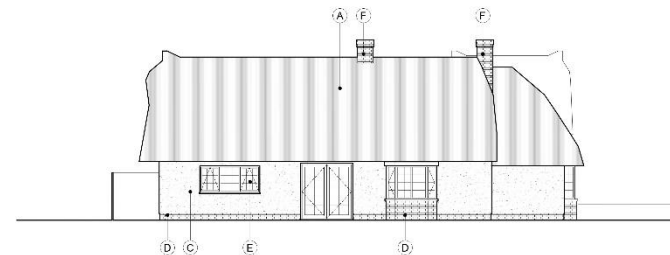




FIRST FLOOR PLAN
(GIA: 19m²)
Scale: 1:100 (A1)



SECTION A-A
Scale: 1:100 (A1)

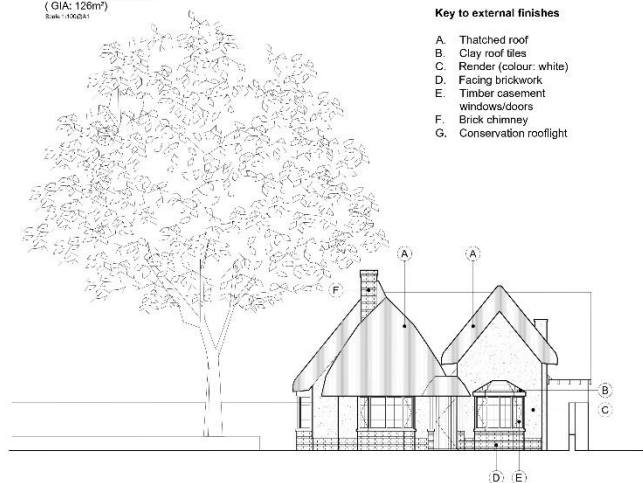


SOUTH ELEVATION
Scale: 1:100 (A1)

GROUND FLOOR PLAN
(GIA: 126m²)
Scale: 1:100 (A1)

Key to external finishes

- A. Thatched roof
- B. Clay roof tiles
- C. Render (colour: white)
- D. Facing brickwork
- E. Timber casement windows/doors
- F. Brick chimney
- G. Conservation rooflight



EAST ELEVATION
Scale: 1:100 (A1)



NORTH ELEVATION
Scale: 1:100 (A1)

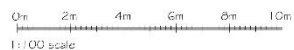


WEST ELEVATION
Scale: 1:100 (A1)

Note

This drawing is not to be scaled. Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.

Please note the proposed drawings are based on the detailed dimensional survey carried out by Survey Solution. BB Partnership cannot be held responsible for any discrepancies and/or inaccuracy that may arise.



1:100 scale

FOR PLANNING

1. mmds\ Description

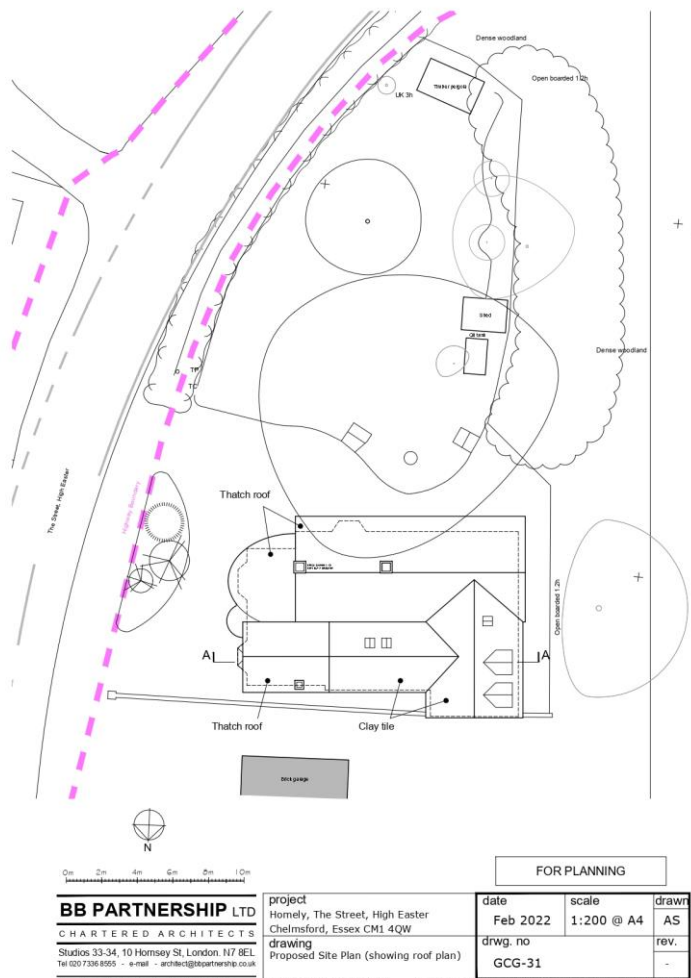
2. rev

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project
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drawing
Proposed Floor Layouts, Elevations
& Section A-A

date	scale	drawn
Feb 2022	1:100 @ A1	AS
drawn no		rev.
GOG-32		-

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